

024.0

0002

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
867,700 / 867,700

USE VALUE:

867,700 / 867,700

ASSESSED:

867,700 / 867,700


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62-64		WALDO RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	62 WALDO RD LLC	
Owner 2:		
Owner 3:		

Street 1:	119 ORCHARD ST
Street 2:	

Twn/City:	MILLIS
St/Prov:	MA
Postal:	02054

Own Occ:	Y
Postal:	02054

PREVIOUS OWNER
Owner 1: CONSTANTINIDIS I TRS-ETAL -
Owner 2: IRENE CONSTANTINIDIS TRUST -
Street 1: 64 WALDO RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,959 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2116 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
104 Two Family 4959 Sq. Ft. Site 0 80. 1.15 1

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
104	4959.000	412,700		455,000	867,700			15673
Total Card	0.114	412,700		455,000	867,700			GIS Ref
Total Parcel	0.114	412,700		455,000	867,700			GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 410.07		/Parcel: 410.0				Insp Date
								07/21/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	413,000	0	4,959.	455,000	868,000	868,000	Year End Roll	12/18/2019
2019	104	FV	322,400	0	4,959.	483,500	805,900	805,900	Year End Roll	1/3/2019
2018	104	FV	322,400	0	4,959.	352,600	675,000	675,000	Year End Roll	12/20/2017
2017	104	FV	302,500	0	4,959.	307,100	609,600	609,600	Year End Roll	1/3/2017
2016	104	FV	302,500	0	4,959.	261,600	564,100	564,100	Year End	1/4/2016
2015	104	FV	269,800	0	4,959.	255,900	525,700	525,700	Year End Roll	12/11/2014
2014	104	FV	269,800	0	4,959.	210,400	480,200	480,200	Year End Roll	12/16/2013
2013	104	FV	280,700	0	4,959.	200,200	480,900	480,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTANTINIDIS	51762-94		10/6/2008	Family		1	No	No	
	18973-113		4/1/1988			1	No	No	F

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
7/21/2020	815	Porch	7,800	C						7/21/2017	MEAS&NOTICE	HS	Hanne S	
										2/24/2009	Meas/Inspect	189	PATRIOT	
										11/3/1999	Inspected	267	PATRIOT	
										10/5/1999	Mailer Sent			
										10/5/1999	Measured	256	PATRIOT	
										10/1/1981		MS		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden	Total:	2	Full Bath:	2	Rating:	Average	OF=BMT SINK.										
Sty Ht:	2 - 2 Story			A Bath:	Rating:													
(Liv) Units:	2	Total: 2		3/4 Bath:	Rating:													
Foundation:	2 - Conc. Block			A 3QBth:	Rating:													
Frame:	1 - Wood			1/2 Bath:	Rating:													
Prime Wall:	4 - Vinyl			A HBth:	Rating:													
Sec Wall:		%		OthrFix:	1	Rating:	Average											
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1										
Color:	BEIGE			A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade:	C - Average			CONDOS INFORMATION						Lvl 2								
Year Blt:	1927	Eff Yr Blt:		Location:				Lvl 1										
Alt LUC:		Alt %:		Total Units:				Lower										
Jurisdct:		Fact:	.	Floor:				Totals RMS: 11 BRs: 4 Baths: 2 HB										
Const Mod:				% Own:				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:				No Unit RMS BRS FL						
INTERIOR INFORMATION				DEPRECIATION						Interior:				1 6 2				
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Additions:				1 5 2						
Prim Int Wall:	2 - Plaster			Functional:				Kitchen:										
Sec Int Wall:		%		Economic:				Baths:										
Partition:	T - Typical			Special:				Plumbing:										
Prim Floors:	3 - Hardwood			Override:				Electric:										
Sec Floors:	4 - Carpet	30	%	Total:	31	%		Heating:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY						General:				Totals 2 11 4				
Subfloor:				COMPARABLE SALES														
Bsmnt Gar:				Basic \$ / SQ:	170.00	Rate Parcel ID Typ Date Sale Price												
Electric:	3 - Typical			Size Adj.:	1.14621925													
Insulation:	2 - Typical			Const Adj.:	0.97709113													
Int vs Ext:	S			Adj \$ / SQ:	190.393													
Heat Fuel:	2 - Gas			Other Features:	103500													
Heat Type:	5 - Steam			Grade Factor:	1.00													
# Heat Sys:	2			NBHD Inf:	1.00000000													
% Heated:	100			NBHD Mod:														
Solar HW:	NO			LUC Factor:	1.00													
% Com Wall:				Adj Total:	598177													
				Depreciation:	185435													
				Depreciated Total:	412742													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 024-0-0002-0004.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:			Total Special Features:								Total:						